

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic John Cassassa Farmhouse

and/or common

2. Location

street & number 23000 Davis Mill Road ☐ not for publication

city, town Cedar Grove ☐ vicinity of congressional district 2nd

state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Seymour Dubroff Trustee % Lee Henricks & Co.

street & number 1025 Vermont Ave., N.W. telephone no.:

city, town Washington, D.C. state and zip code 20005

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber 4580

street & number folio 310

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title M-NCPPC Historic Sites Inventory

date 1976 ☐ federal ☒ state ☒ county ☐ local

pository for survey records M-NCPPC Park Historian's Office

city, town Rockville state Maryland

7 DESCRIPTION

M:14-28

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a large, two-story frame farmhouse that sits on a knoll amidst open fields north of Seneca Creek. It has a steep A-roof that overhangs at the eaves. The main (east) facade has three bays with a central door. To the rear NW extends a smaller two-story wing. An "apron" type of open porch surrounds the east and north sides of the house. It is supported by turned, bracketed posts. There are several farm buildings behind the house.

CONTINUE ON SEPARATE SHEET IF NECESSARY

Significance

Survey No.

M:14-28

Period	Areas of Significance—Check and justify below			
— prehistoric	— archeology-prehistoric	— community planning	— landscape architecture	— religion
— 1400–1499	— archeology-historic	— conservation	— law	— science
— 1500–1599	— agriculture	— economics	— literature	— sculpture
— 1600–1699	<input checked="" type="checkbox"/> architecture	— education	— military	— social/
— 1700–1799	— art	— engineering	— music	— humanitarian
— 1800–1899	— commerce	— exploration/settlement	— philosophy	— theater
— 1900–	— communications	— industry	— politics/government	— transportation
		— invention		— other (specify)

Specific dates

Builder/Architect

Check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/orApplicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ GLevel of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The John Cassassa Farmhouse is a rural vernacular dwelling typical of that built in Montgomery County during the later nineteenth century. It is a frame structure with a rear wing extending out to form a T-shaped house. Porches, supported by Victorian style turned posts, run the length of the facade and either side of the rear wing. The farm also has a number of outbuildings; including two barns. Though in fairly original condition, the farm is vacant and the buildings are in need of repair.

The farm is also associated with the Watkins family who owned this farm for approximately 80 years. The Watkins were among the older, more prominent families in the area. They owned a number of farms in this area.

The house is believed to have been built by John Cassassa sometime between 1866 and 1872.¹ John purchased the 143 acres of the "Resurvey on Locust Level" tract in December of 1865 from the Griffith family.² After his death, his widow, Rosa Cassassa conveyed the farm to Stephen Cassassa.³ It was sold out of the family in August of 1880 to Oliver T. Watkins for \$2,200.⁴ Oliver was a prominent farmer and merchant with a farm not far from here. After Oliver's death, his widow, Eleanor P. Watkins conveyed the Cassassa Farm to their son, John O.T. Watkins (who had probably been residing here previously).⁵ The property remained in the Watkins family for quite sometime. It passed on to John's son, Arthur L. Watkins and his wife, Esther P. Watkins in March of 1926.⁶ Arthur, who lived here on this farm from his birth until his retirement in 1947, ran a dairy farm.⁷ After Arthur's death in 1957 the farm was sold to the Brooke Grove Syndicate, Inc. and later became the property of Watkin's Range Limited, the present owners in September 1974.⁸

See Attachment Sheet A for footnotes

Attachment Sheet A

¹The date given is based on the date the property appears in the tax assesment records with improvements listed, the fact that the house appears on the 1879 map but not on the 1865 map and a Sentinel notice of sale mentioning a house here in July of 1872.

²Deed EBP 2/433, Montgomery County Land Records.

³Deed EBP 20/403, " "

⁴Deed EBP 22/379, " "

⁵Deed JA 46/96, " "

⁶Deed 394/403, " "

⁷Sentinel, March 28, 1957.

⁸Deed 4580/310, Montgomery County Land Records.

9. Major Bibliographical References

Survey No. M-14-83

Montgomery County Land Records
Sentinel Newspaper
Tax assessments

10. Geographical Data

Acreage of nominated property 119.23

Quadrangle name

Quadrangle scale

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--

D

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E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Catherine Crawford

organization Mont. Co. Hist. Pres. Comm. date 1/84

street & number telephone

city or town Rockville state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST WORKSHEET

1602005604

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

1. NAME				
COMMON:				
AND/OR HISTORIC: John Casassa				
2. LOCATION				
STREET AND NUMBER: 23000 Davis Mill Road				
CITY OR TOWN: Cedar Grove				
STATE: Maryland		COUNTY: Montgomery		
3. CLASSIFICATION				
CATEGORY (Check One) <input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		OWNERSHIP <input type="checkbox"/> Public Public Acquisition: <input checked="" type="checkbox"/> Private <input type="checkbox"/> In Process <input type="checkbox"/> Both <input type="checkbox"/> Being Considered		STATUS <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No				
PRESENT USE (Check One or More as Appropriate) <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment </div> <div style="width: 50%;"> <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum </div> <div style="width: 50%;"> <input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific </div> <div style="width: 50%;"> <input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ </div> <div style="width: 50%;"> <input type="checkbox"/> Comments _____ </div> </div>				
4. OWNER OF PROPERTY				
OWNER'S NAME: Brook Grove Syndicate				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC: Montgomery County Courthouse				
STREET AND NUMBER:				
CITY OR TOWN: Rockville		STATE: Maryland		
Title Reference of Current Deed (Book & Pg. #):				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY: None				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		

SEE INSTRUCTIONS

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The house is a two-story, frame, T-shaped structure with one story porches between the legs of the "T". A one-story porch runs across the main (west) facade.

SEE INSTRUCTIONS

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8. SIGNIFICANCE

PERIOD (Mark One or More as Appropriate)

- ☐ Pre-Columbian
- ☐ 15th Century

- ☐ 16th Century
- ☐ 17th Century

- ☐ 18th Century
- ☒ 19th Century

- ☐ 20th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- ☐ Aboriginal
 - ☐ Prehistoric
 - ☐ Historic
 - ☐ Agriculture
 - ☐ Architecture
 - ☐ Art
 - ☐ Commerce
 - ☐ Communications
 - ☐ Conservation

- ☐ Education
- ☐ Engineering
- ☐ Industry
- ☐ Invention
- ☐ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music

- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☐ Transportation

- ☐ Urban Planning
- ☐ Other (Specify)

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	

11. FORM PREPARED BY

NAME AND TITLE: Christopher Owens, Park Historian		DATE 18 Mar 74
ORGANIZATION M-NCPPC		
STREET AND NUMBER: 8787 Georgia Avenue		
CITY OR TOWN: Silver Spring	STATE Maryland	

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature _____

SEE INSTRUCTIONS



NAME #14-28 JOHN CASASSA FARM

LOCATION RTE. 27 + DAVIS MILL RD, CEDAR GROVE,
MD.

FACADE NE

PHOTO TAKEN 3/18/74 M. Dwyer